



TOWN OF KNIGHTDALE
PLANNING AND ENGINEERING COMMITTEE
Meeting Minutes

950 Steeple Square Court, Knightdale, North Carolina 27545

November 8, 2010

ITEM I. CALL TO ORDER

...Councilor Gleason called the meeting to order at 6:01PM, Monday November 8, 2010.

ATTENDING: Councilor Gleason, Brett Zick, Doug Taylor, Seth Lawless, Fred Boone, Chris Hills, Jeff Triezenberg, Jennifer Currin, Brad Johnson

ITEM II. APPROVAL OF MINUTES

...Councilor Gleason moved to approve the minutes. Mr. Hills seconded the motion. Without objection, the minutes were approved.

ITEM III. OLD BUSINESS

1. Fayetteville Street Closure

Nothing has been set in stone, but NC DOT approval to close Fayetteville Street is anticipated and designs for the intersection of First Avenue and Smithfield Road are expected to show a traditional intersection with lane and signal improvements.

2. First Avenue Project

Easement acquisition continues, one property owner remains. Otherwise the project is ready to be bid.

3. Knightdale Park

Committee has continued to meet. There are going to be savings realized with the utilities required on site.

There will be a public input session on December 6 at 6:00 PM for one final public discussion on the plan prior to Town Council approval.

4. Mingo Creek Greenway

Stewart Engineering continues to develop the plan for the project and progress has been made on acquiring Progress Energy easement for land along Hodge Rd. In addition, there have been discussions with the owners of

the Tart-Faison property on the appropriate alignment through their holdings. The dates for community meetings will be November 18 at Planters Walk, December 2nd at Widewaters, and December 9 at Town Hall. All meetings will be at 7pm.

5. Siphon Project

The project is back underway, portadam is nearing completion and the project should be completed in about 4 weeks.

6. NC Renaissance Faire

Mr. Hills has been in contact with Edith from WCPSS and the East Wake Middle School site is now seen as a long shot. Schneider Electric/Eastpointe have turned down a request to use their open space. Mr. Menaker offered to house the faire on his property. It was agreed that that option would be discussed outside of the meeting.

7. ETJ Extension

The public hearing at the Wake County Board of Commissioners is set for Monday, November 15, 2010. Everyone involved in the process is encouraged to attend. Staff believes that the concerns of farmers have been met.

8. Comprehensive Plan

The draft of text changes has been completed. The LURB will review the final document in December, and passage will follow soon thereafter. The final plan is consensus driven. Mr. Triezenberg offered that council may see the plan on January 3rd. Councilor Gleason suggested that February 3, 2011 may be more reasonable.

9. Non-Conforming Street Frontages

Mr. Zick suggested that the title of the issue be changed. The discussion focused on the concerns about the staff suggestions on intensity and parking changes and how they would likely not affect transitions at big boxes. The committee agreed that location was a critical concern, as improvement of streets along certain corridors was a very high priority, and others it would not be. Mr. Hills suggested that staff would continue to solicit ideas and foster a discussion about it.

ITEM IV. NEW BUSINESS

1. ZTA-11-10: Side Setbacks in NMX, UR, and GR Zones

Ms. Currin explained that the amendment was a clarification of setbacks in the noted zones with a minimum of 5' setback on the sides. Mr. Hills expressed the difficulty of a flexible floor and the maintenance issues presented by setbacks of less than five feet. Councilor Gleason was concerned about how an easement would affect a building on a small lot. Mr. Menaker, the developer of Poplar Creek, expressed interest in maintaining the original language of the ordinance.

2. House Bill 683 – Opt Out

Staff elaborated the differences between the different categories. Councilor Gleason noted that building permits would be the only category that should be left out of the new law's provisions. The committee asked Town Council to discuss opting out and who should be excluded versus included in the permit opt out process.

3. Minimum Housing Ordinance: Accessory Buildings

Mr. Gleason asked about the applicability to farms, and Mr. Hills explained that farms would be excluded. He elaborated that Council could see an amendment by January.

4. ZTA – Land Use Administrator Authority

The committee discussed how it was incumbent upon the Land Use Administrator to categorize uses. Mr. Hills noted that there would be an amendment by January to specify this responsibility to avoid any legal complications.

ITEM V. OTHER BUSINESS

ITEM VI. ADJOURNMENT

...Councilor Gleason moved to adjourn. Without objection, the meeting was adjourned at 7:05 PM.